

CHAPTER 20 - LAND USES

20.05. RESIDENTIAL LAND USE DISTRICTS

20.05.05. Residential Agricultural - R-A District

1. **Purpose.** The Residential Agricultural (R-A) District is intended to promote the development and continuation of agricultural land uses in appropriate areas until needed for orderly expansion; to provide opportunities for dwellings to be located in a semi-rural environment.
2. **District Standards and Uses.** Residential Agricultural Districts and uses shall comply with the following:

A. Permitted Uses:

Unless otherwise prohibited or subject to a conditional use, the following uses and their accessory uses are permitted:

1. Detached dwelling. [ORD 4224; August 2002]
2. Guesthouses. (See also Special Use Regulations Section, Accessory Uses and Structures.)
3. Home Occupations.
4. Care facilities, accommodating not more than five non-related persons, for children and senior citizens.
5. Farms, orchards, flower gardens and growing nursery plants and other similar enterprises carried on in the general field of horticulture.
6. The keeping of livestock, provided that barns, stables and other structures constructed after the effective date of this ordinance to house such livestock shall not be located closer than 100 feet of a lot line. This limitation on location shall not apply to structures or any reconstruction of structures in existence on the effective date of this ordinance. (See also Special Use Regulations Section, Uses Requiring Special Regulations - Poultry Farms.)

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7. Apiaries, provided that no apiary, hive or comb shall be located closer than 300 feet of a lot line. The application of this limitation shall be the same for existing apiaries, hives or combs as for existing structures in 6, above.
8. Sale of products raised on the premises.
9. One mobile or manufactured home per lot for residential purposes, that mobile home being the only dwelling unit on the lot. The placement of a manufactured home is subject to the design and placement criteria found in Section 60.20.20. (ORD 3899). (See also Special Requirements Chapter, Mobile and Manufactured Home Regulations Section.)
10. Public sewer and water transmission lines and utility transmission lines. (See also Special Use Regulations Section, Uses Requiring Special Regulations - Utilities.)
11. Accessory Dwelling Units (See also Special Use Regulations Section, Accessory Dwelling Units, 60.50.03). [ORD 4048; June 1999]
12. Collocation of wireless communication facilities on an existing wireless communication facility tower [ORD 4248; April 2003]
13. Installation of wireless communication facilities on streetlights, excluding streetlights on power poles, traffic signal lights, and high voltage power utility poles within public road rights-of-way [ORD 4248; April 2003]
14. Attachment or incorporation of wireless communication facilities to existing or new buildings or structures that are not exclusively used for single-family residential or multi-family residential purposes [ORD 4248; April 2003]
15. Temporary wireless communication facilities structures (See also Temporary Structures – Section 40.80) [ORD 4248; April 2003]

20.05.05.2.B.

16. Installation of one (1) replacement wireless communication facility tower on a parent parcel containing an existing tower supporting one (1) carrier for the purpose of providing collocation opportunity consistent with previous land use approvals [ORD 4248; April 2003]

B. Conditional Uses: (Subject to Section 40.15 or Section 40.96 as applicable)

The following uses and their accessory uses may be permitted subject to the approval of a Conditional Use (CU):

1. Churches and synagogues. (See also Special Use Regulations Section, Uses Requiring Special Regulations - Churches, Hospitals, or other Religious or Eleemosynary Institutions.)
2. Cemeteries. (See also Special Use Regulations Section, Uses Requiring Special Regulations - Cemetery, Crematory, Mausoleum, Columbarium.)
3. Riding stables and academies, with a minimum lot area of 10 acres. (See also Special Use Regulations Section, Uses Requiring Special Regulations - Kennels, Riding Academies and Stables.)
4. Storage Yards.
5. Educational institutions, including public, private or parochial academic schools, colleges, universities, vocational and trade schools. Schools that are customarily commercial rather than academic in nature, such as business, dancing, karate, and other instruction schools are not allowed in the District. (See also Special Use Regulations Section, Uses Requiring Special Regulation - Portable Classrooms.)
6. Residential Care Facilities. [ORD 4036; March 1999]

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7. Hospitals. (See also Special Use Regulations Section, Uses Requiring Special Regulations - Churches, Hospitals, or other Religious or Eleemosynary Institutions.)
8. Recreation uses and facilities, including country clubs, golf courses, non-motorized bicycle tracks, skateboard paths, swimming clubs, handball and racquetball clubs, tennis and other racquet clubs.
9. Utility and pumping stations with no outside equipment storage. (See also Special Use Regulations Section, Uses Requiring Special Regulations - Utilities.)
10. Kennels. (See also Special Use Regulations Section, Uses Requiring Special Regulations - Kennels, Riding Academies and Stables.)
11. Other public uses:
 - a. Parks, parkways, playgrounds, and related facilities.
 - b. Sewer and water supply installations other than transmission lines. (See also Special Use Regulations Section, Uses Requiring Special Regulations - Utilities.)
 - c. Water conservation and flood control installations, other than transmission lines. (See also Special Use Regulations Section, Uses Requiring Special Regulations - Utilities.)
 - d. Buildings and other structures, such as a City Hall, Post Office or Police and Fire substations.
12. Construction of a wireless communication facility tower [ORD 4248; April 2003]
13. Direct-to-home satellite service and satellite antennas greater than one (1) meter in diameter [ORD 4248; April 2003]

20.05.05.2

C. Prohibited Uses:

1. Attachment of a wireless communication facility to existing or new non-residential buildings that does not utilize stealth design [ORD 4248; April 2003]

D. Use Restrictions:

reserved (not currently specified in Development Code.)

E. District Requirements:

reserved (not currently specified in Development Code.)

20.05.10. Urban Low Density (R-10) District

1. **Purpose.** The purpose of this zone is to allow one dwelling per lot of record. (ORD 3293; November, 1982) The R-10 is intended to establish standard urban density residential home sites where a minimum land area of 10,000 square feet is available for each dwelling unit, and where full urban services are provided.
2. **District Standards and Uses.** R-10 districts and uses shall comply with the following:

A. Permitted Uses:

Unless otherwise prohibited or subject to a conditional use, the following uses and their accessory uses are permitted:

1. Detached dwelling. [ORD 4224; August 2002]
2. Manufactured homes. The placement of a manufactured home is subject to the design and placement criteria found in Section 60.20.20. (ORD 3899) (See also Special Requirements Chapter, Mobile and Manufactured Home Regulations Section.)
3. Guest Houses. (See also Special Use Regulations Section, Accessory Uses and Structures.)
4. Accessory uses and structures normal to a residential environment. (See also Special Use Regulations Section, Accessory Uses and Structures.)
5. Home Occupations.
6. Care facilities accommodating not more than five nonrelated persons, for children and senior citizens.
7. Public sewer and water transmission lines and utility transmission lines. (See also Special Use Regulations Section, Uses Requiring Special Regulations - Utilities.)
8. Accessory Dwelling Units (See also Special Use Regulations Section, Accessory Dwelling Units, 60.50.03). [ORD 4048; June 1999]

20.05.10.2.

9. Collocation of wireless communication facilities on an existing wireless communication facility tower [ORD 4248; April 2003]
10. Installation of wireless communication facilities on streetlights, excluding streetlights on power poles, traffic signal lights, and high voltage power utility poles within public road rights-of-way [ORD 4248; April 2003]
11. Attachment or incorporation of wireless communication facilities to existing or new buildings or structures that are not exclusively used for single-family residential or multi-family residential purposes [ORD 4248; April 2003]
12. Temporary wireless communication facilities structures (See also Temporary Structures – Section 40.80) [ORD 4248; April 2003]
13. Installation of one (1) replacement wireless communication facility tower on a parent parcel containing an existing tower supporting one (1) carrier for the purpose of providing collocation opportunity consistent with previous land use approvals [ORD 4248; April 2003]

B. Conditional Uses: (Subject to Section 40.15 or Section 40.96 as applicable)

The following uses and their accessory uses may be permitted subject to the approval of a Conditional Use (CU):

1. Planned Unit Developments.
2. Storage Yards.
3. Residential Care Facilities. [ORD 4036; March 1999]
4. Hospitals. (See also Special Use Regulations Section, Uses Requiring Special Regulations - Churches, Hospitals, or other Religious or Eleemosynary Institutions.)

20.05.10.2.B.

5. Educational institutions, including public, private or parochial academic schools, colleges, universities, vocational and trade schools. (See also Special Use Regulations Section, Uses Requiring Special Regulation - Portable Classrooms.)
6. Public parks, parkways, playgrounds and related facilities.
7. Churches, synagogues and related facilities. (See also Special Use Regulations Section, Uses Requiring Special Regulations - Churches, Hospitals, or other Religious or Eleemosynary Institutions.)
8. Public sewer, water supply, water conservation and flood control installations, other than transmission lines. (See also Special Use Regulations Section, Uses Requiring Special Regulations - Utilities.)
9. Public buildings and other structures, such as City Hall, Post Office, Police and Fire substations.
10. Utility substations and related facilities other than transmission lines. (See also Special Use Regulations Section, Uses Requiring Special Regulations - Utilities.)
11. Recreation uses, public and private.
12. Nursery schools, day or child care facility (ORD 3184; July 1980) (See also Special Use Regulations Section, Uses Requiring Special Regulations - Nursery Schools, Day or Child Care Facilities.)
13. Two attached dwellings, only in the Central Beaverton area shown on Map 2 in the Comprehensive Plan (ORD 3236) (See also Special Regulations Section.) [ORD 4224; August 2002]
14. Cemetery. (See also Section 60.50.25., Uses Requiring Special Regulations, Cemetery, Crematory, Mausoleum, Columbarium.) [ORD 4102; April 2000]

20.05.10.2.B.

15. Construction of a wireless communication facility tower [ORD 4248; April 2003]
16. Direct-to-home satellite service and satellite antennas greater than one (1) meter in diameter [ORD 4248; April 2003]

C. Prohibited Uses:

1. Mobile Home Parks/Subdivisions. (ORD 3899)
2. Schools that are customarily commercial rather than academic in nature, such as business, dancing, karate and other instruction schools are not allowed in the district.
3. Attachment of a wireless communication facility to existing or new non-residential buildings that does not utilize stealth design [ORD 4248; April 2003]

D. Use Restrictions:

reserved (not currently specified in Development Code.)

E. District Requirements:

reserved (not currently specified in Development Code.)

20.05.15. Urban Standard Density (R7) District

1. **Purpose.** The purpose of this zone is to allow one dwelling per lot of record. (ORD 3293; November, 1982) The R-7 is intended to establish standard urban density residential home sites where a minimum land area of 7,000 square feet is available for each dwelling unit, and where full urban services are provided.
2. **District Standards and Uses.** R-7 districts and uses shall comply with the following:

A. Permitted Uses:

Unless otherwise prohibited or subject to a conditional use, the following uses and their accessory uses are permitted:

1. Detached dwelling. [ORD 4224; August 2002]
2. Manufactured homes. The placement of a manufactured home is subject to the design and placement criteria found in Section 60.20.20. (ORD 3899) (See also Special Requirements Chapter, Mobile and Manufactured Home Regulations Section.)
3. Guest Houses. (See also Special Use Regulations Section, Accessory Uses and Structures.)
4. Accessory uses and structures normal to a residential environment. (See also Special Use Regulations Section, Accessory Uses and Structures.)
5. Home Occupations.
6. Care facilities accommodating not more than five nonrelated persons, for children and senior citizens.
7. Public sewer and water transmission lines and utility transmission lines. (See also Special Use Regulations Section, Uses Requiring Special Regulations - Utilities.)
8. Accessory Dwelling Units (See also Special Use Regulations Section, Accessory Dwelling Units, 60.50.03). [ORD 4048; June 1999]

20.05.15.2.

9. Collocation of wireless communication facilities on an existing wireless communication facility tower [ORD 4248; April 2003]
10. Installation of wireless communication facilities on streetlights, excluding streetlights on power poles, traffic signal lights, and high voltage power utility poles within public road rights-of-way [ORD 4248; April 2003]
11. Attachment or incorporation of wireless communication facilities to existing or new buildings or structures that are not exclusively used for single-family residential or multi-family residential purposes [ORD 4248; April 2003]
12. Temporary wireless communication facilities structures (See also Temporary Structures – Section 40.80) [ORD 4248; April 2003]
13. Installation of one (1) replacement wireless communication facility tower on a parent parcel containing an existing tower supporting one (1) carrier for the purpose of providing collocation opportunity consistent with previous land use approvals [ORD 4248; April 2003]

B. Conditional Uses: (Subject to Section 40.15 or Section 40.96 as applicable)

The following uses and their accessory uses may be permitted subject to the approval of a Conditional Use (CU):

1. Planned Unit Developments.
2. Storage Yards.
3. Residential Care Facilities. [ORD 4036; March 1999]
4. Hospitals. (See also Special Use Regulations Section, Uses Requiring Special Regulations - Churches, Hospitals, or other Religious or Eleemosynary Institutions.)

20.05.15.2.B.

5. Educational institutions, including public, private or parochial academic schools, colleges, universities, vocational and trade schools. (See also Special Use Regulations Section, Uses Requiring Special Regulation - Portable Classrooms.)
6. Public parks, parkways, playgrounds and related facilities.
7. Churches, synagogues and related facilities. (See also Special Use Regulations Section, Uses Requiring Special Regulations - Churches, Hospitals, or other Religious or Eleemosynary Institutions.)
8. Public sewer, water supply, water conservation and flood control installations, other than transmission lines. (See also Special Use Regulations Section, Uses Requiring Special Regulations - Utilities.)
9. Public buildings and other structures, such as City Hall, Post Office, Police and Fire substations.
10. Utility substations and related facilities other than transmission lines. (See also Special Use Regulations Section, Uses Requiring Special Regulations - Utilities.)
11. Recreation uses, public and private.
12. Nursery schools, day or child care facility (ORD 3184; July 1980) (See also Special Regulations Section.)
13. Two attached dwellings, only in the Central Beaverton area shown on Map 2 in the Comprehensive Plan (ORD 3236) [ORD 4224; August 2002]
14. Cemetery. (See also Section 60.50.25., Uses Requiring Special Regulations, Cemetery, Crematory, Mausoleum, Columbarium.) [ORD 4102; April 2000]
15. Construction of a wireless communication facility tower [ORD 4248; April 2003]

20.05.15.2.

16. Direct-to-home satellite service and satellite antennas greater than one (1) meter in diameter [ORD 4248; April 2003]

C. Prohibited Uses:

1. Mobile Home Parks/Subdivisions. (ORD 3899)
2. Schools that are customarily commercial rather than academic in nature, such as business, dancing, karate and other instruction schools are not allowed in the district.
3. Attachment of a wireless communication facility to existing or new non-residential buildings that does not utilize stealth design [ORD 4248; April 2003]

D. Use Restrictions:

reserved (not currently specified in Development Code.)

E. District Requirements:

reserved (not currently specified in Development Code.)

20.05.20. Urban Standard Density (R5) District

1. **Purpose.** The purpose of this zone is to allow one dwelling per lot of record. (ORD 3293; November, 1982) The R-5 District is intended to establish standard urban density residential home sites where a minimum land area of 5,000 square feet is available for each dwelling unit and where full urban services are provided. (ORD 3166; April 1980) [ORD 4112; June 2000]
2. **District Standards and Uses.** R-5 districts and uses shall comply with the following:

A. Permitted Uses:

Unless otherwise prohibited or subject to a conditional use, the following uses and their accessory uses are permitted:

1. Detached dwelling. [ORD 4224; August 2002]
2. Mobile Home Parks/Subdivisions (See also Special Requirements Chapter, Mobile and Manufactured Home Regulations Section.) (ORD 3899)
3. Manufactured homes. The placement of a manufactured home is subject to the design and placement criteria found in Section 60.20.20. (See also Special Requirements Chapter, Mobile and Manufactured Home Regulations Section.) (ORD 3899)
4. Guest Houses. (See also Special Use Regulations Section, Accessory Uses and Structures.)
5. Accessory uses and structures normal to a residential environment. (See also Special Use Regulations Section, Accessory Uses and Structures.)
6. Home Occupations.
7. Care facilities accommodating not more than five nonrelated persons, for children and senior citizens.
8. Public sewer and water transmission lines and utility transmission lines. (See also Special Use Regulations Section, Uses Requiring Special Regulations - Utilities.)

20.05.20.2.A.

9. Accessory Dwelling Units (See also Special Use Regulations Section, Accessory Dwelling Units, 60.50.03). [ORD 4048; June 1999]
10. Collocation of wireless communication facilities on an existing wireless communication facility tower [ORD 4248; April 2003]
11. Installation of wireless communication facilities on streetlights, excluding streetlights on power poles, traffic signal lights, and high voltage power utility poles within public road rights-of-way [ORD 4248; April 2003]
12. Attachment or incorporation of wireless communication facilities to existing or new buildings or structures that are not exclusively used for single-family residential or multi-family residential purposes [ORD 4248; April 2003]
13. Temporary wireless communication facilities structures (See also Temporary Structures – Section 40.80) [ORD 4248; April 2003]
14. Installation of one (1) replacement wireless communication facility tower on a parent parcel containing an existing tower supporting one (1) carrier for the purpose of providing collocation opportunity consistent with previous land use approvals [ORD 4248; April 2003]

B. Conditional Uses: (Subject to Section 40.15 or Section 40.96 as applicable)

The following uses and their accessory uses may be permitted subject to the approval of a Conditional Use (CU):

1. Planned Unit Developments.
2. Storage Yards.
3. Residential Care Facilities. [ORD 4036; March 1999]

20.05.20.2.B.

4. Hospitals. (See also Special Use Regulations Section, Uses Requiring Special Regulations - Churches, Hospitals, or other Religious or Eleemosynary Institutions.)
5. Educational institutions, including public, private or parochial academic schools, colleges, universities, vocational and trade schools. (See also Special Use Regulations Section, Uses Requiring Special Regulation - Portable Classrooms.)
6. Public parks, parkways, playgrounds and related facilities.
7. Churches, synagogues and related facilities. (See also Special Use Regulations Section, Uses Requiring Special Regulations - Churches, Hospitals, or other Religious or Eleemosynary Institutions.)
8. Public sewer, water supply, water conservation and flood control installations, other than transmission lines. (See also Special Use Regulations Section, Uses Requiring Special Regulations - Utilities.)
9. Public buildings and other structures, such as City Hall, Post Office, Police and Fire substations.
10. Utility substations and related facilities other than transmission lines. (See also Special Use Regulations Section, Uses Requiring Special Regulations - Utilities.)
11. Recreation uses, public and private.
12. Nursery schools, day or child care facility (ORD 3184; July 1980) (See also Special Use Regulations Section, Uses Requiring Special Regulations - Nursery Schools, Day or Child Care Facilities.)
13. Two attached dwellings, only in the Central Beaverton area shown on Map 2 in the Comprehensive Plan (ORD 3236) [ORD 4224; August 2002]

20.05.20.2.B.

14. Cemetery. (See also Section 60.50.25., Uses Requiring Special Regulations, Cemetery, Crematory, Mausoleum, Columbarium.) [ORD 4102; April 2000]
15. Construction of a wireless communication facility tower [ORD 4248; April 2003]
16. Direct-to-home satellite service and satellite antennas greater than one (1) meter in diameter [ORD 4248; April 2003]

C. Prohibited Uses:

1. Schools that are customarily commercial rather than academic in nature, such as business, dancing, karate and other instruction schools are not allowed in the district.
2. Attachment of a wireless communication facility to existing or new non-residential buildings that does not utilize stealth design [ORD 4248; April 2003]

D. Use Restrictions:

reserved (not currently specified in Development Code.)

E. District Requirements:

reserved (not currently specified in Development Code.)

20.05.25. Urban Medium Density (R4) District [ORD 4047; May 1999]

1. **Purpose.** The purpose of this zone is to allow up to one principal and one accessory dwelling per lot of record as permitted uses. In addition, two attached dwellings may be allowed per lot of record subject to a Conditional Use. Three or more attached dwellings may be permitted pursuant to Final Planned Unit Development approval. The R4 district establishes medium urban density residential home sites where a minimum land area of 4,000 square feet is available for each principal dwelling unit, and where full urban services are provided. [ORD 4224; August 2002]
2. **District Standards and Uses.** R4 districts and uses shall comply with the following:

A. Permitted Uses:

Unless otherwise prohibited or subject to a conditional use, the following uses are permitted:

1. Detached dwelling. [ORD 4224; August 2002]
2. Mobile or Manufactured Home Parks existing as of the effective date of this ordinance (See also Special Requirements Chapter - Mobile and Manufactured Home Regulations Section.)
3. Mobile or Manufactured Home Subdivisions existing as of the effective date of this ordinance (See also Special Requirements Chapter, Mobile and Manufactured Home Regulations Section.)
4. Accessory Dwelling Units. (See also Special Use Regulations Section, Accessory Dwelling Units, 60.50.03.) [ORD 4107; May 2000]
5. Accessory Structures or Uses. (See also Special Use Restrictions Chapter - Special Use Regulations Section: Accessory Uses and Structures.)
6. Home Occupations.
7. Public sewer and water transmission lines and utility transmission lines. (See also Special Requirements Chapter - Special Use Regulation Section: Utilities.)

20.05.25.2.A.

8. Manufactured homes. The placement of a manufactured home is subject to the design and placement criteria found in Section 60.20.20. (See also Special Requirements Chapter, Mobile and Manufactured Home Regulations Section.)
9. Collocation of wireless communication facilities on an existing wireless communication facility tower [ORD 4248; April 2003]
10. Installation of wireless communication facilities on streetlights, excluding streetlights on power poles, traffic signal lights, and high voltage power utility poles within public road rights-of-way [ORD 4248; April 2003]
11. Attachment or incorporation of wireless communication facilities to existing or new buildings or structures that are not exclusively used for single-family residential or multi-family residential purposes [ORD 4248; April 2003]
12. Temporary wireless communication facilities structures (See also Temporary Structures – Section 40.80) [ORD 4248; April 2003]
13. Installation of one (1) replacement wireless communication facility tower on a parent parcel containing an existing tower supporting one (1) carrier for the purpose of providing collocation opportunity consistent with previous land use approvals [ORD 4248; April 2003]

B. Conditional Uses: (Subject to Section 40.15 or Section 40.96 as applicable)

The following uses may be permitted subject to the approval of a Conditional Use (CU):

1. Two attached dwellings. [ORD 4224; August 2002]
2. Three or more attached dwellings subject to approval of a Final Planned Unit Development. [ORD 4224; August 2002]

20.05.25.2.B.

3. Planned Unit Developments.
4. Storage Yards.
5. Educational institutions, including public, private or parochial academic schools, colleges, universities, vocational and trade schools. (See also Special Use Regulations Section, Uses Requiring Special Regulation - Portable Classrooms.)
6. Residential Care Facilities. [ORD 4071; October 1999]
7. Hospitals. (See also Special Use Regulations Section, Uses Requiring Special Regulations - Churches, Hospitals, or other Religious or Eleemosynary Institutions.) [ORD 4071; October 1999]
8. Utility substations and related facilities, other than transmission lines. (See also Special Use Regulations Section, Uses Requiring Special Regulations – Utilities.)
9. Care facilities, accommodating not more than five non-related persons, for children and senior citizens.
10. Public parks, parkways, playgrounds and related facilities.
11. Boarding, rooming or lodging houses.
12. Churches, synagogues and related facilities. (See also Special Use Regulations Section, Uses Requiring Special Regulations - Churches, Hospitals, or other Religious or Eleemosynary Institutions.)
13. Public sewer, water supply, water conservation and flood control installations, other than transmission lines. (See also Special Requirements Chapter - Special Use Regulations Section: Utilities.)
14. Public buildings and other structures, such as City Hall, Post Office, Police and Fire substations.

20.05.25.2.

15. Recreation uses, public and private.
16. Mobile or Manufactured Home Parks (See also Special Requirements Chapter - Mobile and Manufactured Home Regulations Section.)
17. Mobile or Manufactured Home Subdivisions (See also Special Requirements Chapter, Mobile and Manufactured Home Regulations Section.)
18. Nursery schools, day or child care facility (See also Special Use Regulations Section, Uses Requiring Special Regulations - Nursery Schools, Day or Child Care Facilities.
19. Cemetery. (See also Section 60.50.25., Uses Requiring Special Regulations, Cemetery, Crematory, Mausoleum, Columbarium.) [ORD 4102; April 2000]
20. Construction of a wireless communication facility tower [ORD 4248; April 2003]
21. Direct-to-home satellite service and satellite antennas greater than one (1) meter in diameter [ORD 4248; April 2003]

C. Prohibited Uses:

1. Commercial Schools.
2. Recycling Drop Boxes.
3. Attachment of a wireless communication facility to existing or new non-residential buildings that does not utilize stealth design. [ORD 4248; April 2003]

D. District Requirements:

reserved (not currently specified in Development Code.)

20.05.30. Urban Medium Density (R3.5) District

1. **Purpose.** The R-3.5 District is intended to establish sites for medium density residential development where a minimum land area of 3,500 square feet is available for each dwelling unit.
2. **District Standards and Uses.** R-3.5 districts and uses shall comply with the following:

A. Permitted Uses:

Unless otherwise prohibited or subject to a conditional use, the following uses and their accessory uses are permitted:

1. Detached dwelling. [ORD 4224; August 2002]
2. Two attached dwellings. [ORD 4224; August 2002]
3. Accessory uses and structures. (See also Special Use Regulations Section, Accessory Uses and Structures.)
4. Care facilities, accommodating not more than five non-related persons, for children or senior citizens.
5. Home Occupations.
6. Public sewer and water transmission lines and utility transmission lines. (See also Special Use Regulations Section, Uses Requiring Special Regulations - Utilities.)
7. Accessory Dwelling Units (See also Special Use Regulations Section, Accessory Dwelling Units, 60.50.03). [ORD 4048; June 1999]
8. Collocation of wireless communication facilities on an existing wireless communication facility tower [ORD 4248; April 2003]
9. Installation of wireless communication facilities on streetlights, excluding streetlights on power poles, traffic signal lights, and high voltage power utility poles within public road rights-of-way [ORD 4248; April 2003]

20.05.30.2.

10. Attachment or incorporation of wireless communication facilities to existing or new buildings or structures that are not exclusively used for single-family residential or multi-family residential purposes [ORD 4248; April 2003]
11. Temporary wireless communication facilities structures (See also Temporary Structures – Section 40.80) [ORD 4248; April 2003]
12. Installation of one (1) replacement wireless communication facility tower on a parent parcel containing an existing tower supporting one (1) carrier for the purpose of providing collocation opportunity consistent with previous land use approvals [ORD 4248; April 2003]

B. Conditional Uses: (Subject to Section 40.15 or Section 40.96 as applicable)

The following uses and their accessory uses may be permitted subject to the approval of a Conditional Use (CU):

1. Three or more attached dwellings. [ORD 4224; August 2002]
2. Planned Unit Developments.
3. Mobile home parks. (See also Special Regulations Section, Mobile Home Section.)
4. Mini storage facilities housing storage only and no activities; and storage yards. (ORD 3522)
5. Storage yards.
6. Residential Care Facilities. [ORD 4036; March 1999]
7. Hospitals. (See also Special Use Regulations Section, Uses Requiring Special Regulations - Churches, Hospitals, or other Religious or Eleemosynary Institutions.)

20.05.30.2.B.

8. Educational institutions, including public, private or parochial academic schools, colleges, universities, vocational and trade schools. (See also Special Use Regulations Section, Uses Requiring Special Regulation - Portable Classrooms.)
9. Churches, synagogues, and related facilities. (See also Special Use Regulations Section, Uses Requiring Special Regulations - Churches, Hospitals, or other Religious or Eleemosynary Institutions.)
10. Utility substations and related facilities, other than transmission lines. (See also Special Use Regulations Section, Uses Requiring Special Regulations - Utilities.)
11. Recreation uses, public and private.
12. Public parks, parkways, playgrounds and related facilities.
13. Boarding, rooming or lodging houses.
14. Public sewer, water supply, water conservation and flood control installations other than transmission lines. (See also Special Use Regulations Section, Uses Requiring Special Regulations - Utilities.)
15. Public buildings, such as City Hall, Postal facilities, police and fire substations.
16. Nursery, Day or Child Care Facility (ORD 3184) (See also Special Use Regulations Section, Uses Requiring Special Regulations - Nursery Schools, Day or Child Care Facilities.)
17. Cemetery. (See also Section 60.50.25., Uses Requiring Special Regulations, Cemetery, Crematory, Mausoleum, Columbarium.) [ORD 4102; April 2000]
18. Construction of a wireless communication facility tower [ORD 4248; April 2003]

20.05.30.2.

19. Direct-to-home satellite service and satellite antennas greater than one (1) meter in diameter [ORD 4248; April 2003]

C. Prohibited Uses:

1. Non-profit public service uses in public buildings immediately adjacent to the Regional Center Zones. (ORD 3588; November 1987) [ORD 4075; November 1999]
2. Schools that are customarily commercial rather than academic in nature, such as business, dancing, karate and other instruction schools are not allowed in the district.
3. Attachment of a wireless communication facility to existing or new non-residential buildings that does not utilize stealth design. [ORD 4248; April 2003]

D. Use Restrictions:

reserved (not currently specified in Development Code.)

E. District Requirements:

reserved (not currently specified in Development Code.)

20.05.35. Urban Medium Density (R2) District

1. **Purpose.** The R-2 District is intended to establish sites for medium density residential development where a minimum land area of 2,000 square feet is available for each dwelling.
2. **District Standards and Uses.** R-2 districts and uses shall comply with the following:

A. Permitted Uses:

Unless otherwise prohibited or subject to a conditional use, the following uses and accessory uses are permitted:

1. Detached dwelling. [ORD 4224; August 2002]
2. Attached dwellings. [ORD 4224; August 2002]
3. Accessory uses and structures. (See also Special Use Regulations Section, Accessory Uses and Structures)
4. Care facilities, accommodating not more than five non-related persons, for children or senior citizens.
5. Home Occupations.
6. Public sewer and water transmission lines and utility transmission lines. (See also Special Use Regulations Section, Uses Requiring Special Regulations - Utilities.)
7. Accessory Dwelling Units (See also Special Use Regulations Section, Accessory Dwelling Units, 60.50.03). [ORD 4048; June 1999]
8. Collocation of wireless communication facilities on an existing wireless communication facility tower [ORD 4248; April 2003]
9. Installation of wireless communication facilities on streetlights, excluding streetlights on power poles, traffic signal lights, and high voltage power utility poles within public road rights-of-way [ORD 4248; April 2003]

20.05.35.2.

10. Attachment or incorporation of wireless communication facilities to existing or new buildings or structures that are not exclusively used for single-family residential or multi-family residential purposes [ORD 4248; April 2003]
11. Temporary wireless communication facilities structures (See also Temporary Structures – Section 40.80) [ORD 4248; April 2003]
12. Installation of one (1) replacement wireless communication facility tower on a parent parcel containing an existing tower supporting one (1) carrier for the purpose of providing collocation opportunity consistent with previous land use approvals [ORD 4248; April 2003]

B. Conditional Uses: (Subject to Section 40.15 or Section 40.96 as applicable)

The following uses and their accessory uses may be permitted subject to the approval of a Conditional Use (CU):

1. Planned Unit Developments.
2. Mobile home parks. (See also Special Requirements Chapter, Mobile and Manufactured Home Regulations Section.)
3. Mini storage facilities housing storage only and no activities; and storage yards. (ORD 3522)
4. Storage yards.
5. Residential Care Facilities. [ORD 4036; March 1999]
6. Hospitals, sanitarium, rest homes, homes for the aged, nursing and convalescent homes. (See also Special Use Regulations Section, Uses Requiring Special Regulations - Churches, Hospitals, or other Religious or Eleemosynary Institutions.)

20.05.35.2.B.

7. Educational institutions, including public, private or parochial academic schools, colleges, universities, vocational and trade schools. (See also Special Use Regulations Section, Uses Requiring Special Regulation - Portable Classrooms.)
8. Churches, synagogues, and related facilities. (See also Special Use Regulations Section, Uses Requiring Special Regulations - Churches, Hospitals, or other Religious or Eleemosynary Institutions.)
9. Utility substations and related facilities, other than transmission lines. (See also Special Use Regulations Section, Uses Requiring Special Regulations - Utilities.)
10. Recreation uses, public and private.
11. Public parks, parkways, playgrounds and related facilities.
12. Boarding, rooming or lodging houses.
13. Public sewer, water supply, water conservation and flood control installations other than transmission lines. (See also Special Use Regulations Section, Uses Requiring Special Regulations - Utilities.)
14. Public buildings, such as City Hall, Postal facilities, police and fire substations.
15. Nursery, Day or Child Care Facility. (ORD 3184) (See also Special Use Regulations Section, Uses Requiring Special Regulations - Nursery Schools, Day or Child Care Facilities.)
16. Cemetery. (See also Section 60.50.25., Uses Requiring Special Regulations, Cemetery, Crematory, Mausoleum, Columbarium.) [ORD 4102; April 2000]
17. Construction of a wireless communication facility tower [ORD 4248; April 2003]

20.05.35.2.B.

18. Direct-to-home satellite service and satellite antennas greater than one (1) meter in diameter [ORD 4248; April 2003]

C. Prohibited Uses:

1. Non-profit public service uses in public buildings immediately adjacent to the Regional Center Zones. (ORD 3588; November 1987) [ORD 4075; November 1999]
2. Schools that are customarily commercial in nature, such as business, dancing, karate and other instruction schools are not allowed in the district.
3. Attachment of a wireless communication facility to existing or new non-residential buildings that does not utilize stealth design [ORD 4248; April 2003]

D. Use Restrictions:

reserved (not currently specified in Development Code.)

E. District Requirements:

reserved (not currently specified in Development Code.)

20.05.40. Urban High Density (R1) District

1. **Purpose.** The R1 District is intended to establish sites for high density, residential developments where a minimum land area of 1,000 square feet is available for each dwelling. [ORD 3918, February 1995] [ORD 4224; August 2002]
2. **District Standards and Uses.** R1 districts and uses shall comply with the following:

A. Permitted Uses:

Unless otherwise prohibited or subject to a conditional use, the following uses and their accessory uses are permitted:

1. Detached dwelling. [ORD 4224; August 2002]
2. Attached dwellings. [ORD 4224; August 2002]
3. Accessory uses and structures. (See also Special Use Regulations Section, Accessory Uses and Structures)
4. Care facilities, accommodating not more than five non-related persons, for children or senior citizens.
5. Home Occupations.
6. Public sewer and water transmission lines and utility transmission lines. (See also Special Use Regulations Section, Uses Requiring Special Regulations - Utilities.)
7. Non-profit public service uses in public buildings immediately adjacent to the Regional Center Zones. (ORD 3588; November 1987) [ORD 4075; November 1999]
8. Accessory Dwelling Units (See also Special Use Regulations Section, Accessory Dwelling Units, 60.50.03). [ORD 4048; June 1999]
9. Collocation of wireless communication facilities on an existing wireless communication facility tower [ORD 4248; April 2003]

20.05.40.2.A.

10. Installation of wireless communication facilities on streetlights, excluding streetlights on power poles, traffic signal lights, and high voltage power utility poles within public road rights-of-way [ORD 4248; April 2003]
11. Attachment or incorporation of wireless communication facilities to existing or new buildings or structures that are not exclusively used for single-family residential or multi-family residential purposes [ORD 4248; April 2003]
12. Temporary wireless communication facilities structures (See also Temporary Structures – Section 40.80) [ORD 4248; April 2003]
13. Installation of one (1) replacement wireless communication facility tower on a parent parcel containing an existing tower supporting one (1) carrier for the purpose of providing collocation opportunity consistent with previous land use approvals [ORD 4248; April 2003]

B. Conditional Uses: (Subject to Section 40.15 or Section 40.96 as applicable)

The following uses and their accessory uses may be permitted subject to the approval of a Conditional Use (CU):

1. Planned Unit Developments.
2. Mini storage facilities housing storage only and no activities; and storage yards. (ORD 3522)
3. Storage yards.
4. Residential Care Facilities. [ORD 4036; March 1999]
5. Hospitals. (See also Special Use Regulations Section, Uses Requiring Special Regulations - Churches, Hospitals, or other Religious or Eleemosynary Institutions.)

20.05.40.2.B.

6. Educational institutions, including public, private or parochial academic schools, colleges, universities, vocational and trade schools. (See also Special Use Regulations Section, Uses Requiring Special Regulation - Portable Classrooms.)
7. Churches, synagogues, and related facilities. (See also Special Use Regulations Section, Uses Requiring Special Regulations - Churches, Hospitals, or other Religious or Eleemosynary Institutions.)
8. Utility substations and related facilities, other than transmission lines. (See also Special Use Regulations Section, Uses Requiring Special Regulations - Utilities.)
9. Recreation uses, public and private.
10. Public parks, parkways, playgrounds and related facilities.
11. Boarding, rooming or lodging houses.
12. Public sewer, water supply, water conservation and flood control installations other than transmission lines. (See also Special Use Regulations Section, Uses Requiring Special Regulations - Utilities.)
13. Public buildings, such as City Hall, Postal facilities, police and fire substations.
14. Nursery, Day or Child Care Facility. (ORD 3184) (See also Special Use Regulations Section, Uses Requiring Special Regulations - Nursery Schools, Day or Child Care Facilities.)
15. Cemetery. (See also Section 60.50.25., Uses Requiring Special Regulations, Cemetery, Crematory, Mausoleum, Columbarium.) [ORD 4102; April 2000]
16. Construction of a wireless communication facility tower [ORD 4248; April 2003]

20.05.40.2.B.

17. Direct-to-home satellite service and satellite antennas greater than one (1) meter in diameter. [ORD 4248; April 2003]

C. Prohibited Uses:

1. Mobile home parks.
2. Schools that are customarily commercial in nature, such as business, dancing, karate and other instruction schools are not allowed in the district.
3. Attachment of a wireless communication facility to existing or new non-residential buildings that does not utilize stealth design. [ORD 4248; April 2003]

D. Use Restrictions:

reserved (not currently specified in Development Code.)

E. District Requirements:

reserved (not currently specified in Development Code.)

20.05.50. Site Development Requirements.

1. Minimum Land Area Per Dwelling Unit: [ORD 4224; August 2002]

A. Detached Residential Zoning Districts

| | |
|-----|--|
| RA | 5 acres |
| R10 | 10,000 square feet |
| R7 | 7,000 square feet |
| R5 | 5,000 square feet |
| R4 | 4,000 square feet [ORD 4047; May 1999] |

B. Attached Residential Zoning Districts

| | |
|------|--|
| R3.5 | 3,500 square feet [ORD 4107; May 2000] |
| R2 | 2,000 square feet [ORD 4107; May 2000] |
| R1 | 1,000 square feet [ORD 4107; May 2000] |

2. Minimum Lot Dimensions:

(in feet)

| | <u>RA</u> | <u>R10</u> | <u>R7</u> | <u>R5</u> | <u>R4</u> | <u>R3.5</u> | <u>R2</u> | <u>R1</u> |
|--|-----------|------------|-----------|-----------|-----------|-------------|-----------|-----------|
| A. Width | | | | | | | | |
| 1. Corner Lots [ORD 4047; May 1999] | 300 | 90 | 75 | 0 | 40 | 75 | 75 | 110 |
| 2. Interior Lots [ORD 4047; May 1999] | 300 | 80 | 70 | 0 | 40 | 70 | 70 | 110 |
| 3. R5 Lots that abut property zoned R7 shall have a minimum width of 70 feet. (ORD 3335, ORD 3739) [ORD 4112; June 2000] [ORD 4224; August 2002] | | | | | | | | |
| 4. Lot width, in the R4 district, at the street on a cul-de-sac or hammerhead street terminus, or for a flag lot shall be a minimum of 20 feet. [ORD 4047; May 1999] [ORD 4224; August 2002] | | | | | | | | |
| 5. Notwithstanding Section 60.55.40.1, a 24 foot lot width is the minimum required for attached dwellings in the R4 district. [ORD 4047; May 1999] [ORD 4224; August 2002] | | | | | | | | |
| 6. Notwithstanding Section 60.55.40.1, an 18 foot lot width is the minimum required for attached dwellings in the R2 and R1 zoning districts. [ORD 4112; June 2000] [ORD 4224; August 2002] | | | | | | | | |

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- B. Depth: as specified, provided however that no lot depth shall be more than 2 1/2 times the lot width.

| | <u>RA</u> | <u>R10</u> | <u>R7</u> | <u>R5</u> | <u>R4</u> | <u>R3.5</u> | <u>R2</u> | <u>R1</u> |
|--|-----------|------------|-----------|-----------|-----------|-------------|-----------|-----------|
| 1. Corner Lots [ORD 4047; May 1999] | 0 | 110 | 90 | 0 | 80 | 100 | 100 | 100 |
| 2. Interior Lots [ORD 4047; May 1999] | 0 | 120 | 100 | 0 | 80 | 100 | 100 | 100 |

3. Minimum Yard Setbacks:
(in feet)

Minimum yard setback in feet for all dwellings constructed after November 17, 1978; dwellings in existence on November 17, 1978 which do not meet the following setback requirements shall be exempt from the requirements and may be reconstructed, remodeled, or additions made thereto, providing setback regulations in force and effect on November 17, 1978 are followed and no further encroachment into the setback area required by those regulations takes place. (ORD 3293; November, 1982). [ORD 4224; August 2002]

[ORD 4038; March 1999] For the purposes of this section, garage setbacks shall be measured from the elevation containing the garage door to the property line. For all other garage elevations, the building setback applies.

R-4 lots that abut property zoned R5, R7, R10, or RA shall provide the abutting district setbacks for any setback, which abuts that district. [ORD 4047; May 1999]

20.05.50.

3. Minimum Yard Setbacks - continued

| | <u>RA</u> | <u>R10</u> | <u>R7</u> | <u>R5</u> | <u>R4</u> | <u>R3.5</u> | <u>R2</u> | <u>R1</u> |
|---|-----------|------------|-----------|-----------|-------------|-------------|-----------|-----------|
| A. Front | | | | | | | | |
| 1. Dwelling or building [ORD 4038; March 1999] [ORD 4047; May 1999] [ORD 4112; June 2000] | 50 | 25 | 20 | 20 | 10 | 10 | 10 | 10 |
| 2. Garage (ORD 3249; May 1982) [ORD 4047; May 1999] [ORD 4112; June 2000] | 50 | 25 | 20 | 20 | 20 | 20 | 20 | 20 |
| B. Side | | | | | | | | |
| 1. One side of dwelling or building [ORD 4038; March 1999] [ORD 4047; May 1999] | 20 | 9 | 5 | 5 | 0* or 5 | 9 | 10 | 10 |
| 2. Opposite side of dwelling or building (ORD 3114; April 1979) [ORD 4038; March 1999] [ORD 4047; May 1999] | 20 | 5 | 5 | 5 | 10* or 5 | 5 | 10 | 10 |
| 3. Garage [ORD 4038; March 1999] [ORD 4107; May 2000] | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 |

* To qualify for a 0 or 10 foot side yard setback, all dwellings must be detached and meet the requirements of Section 40.30.15.5.C. To qualify for a 0 or 10 foot side yard setback with attached dwellings, the proposal must meet the requirements of Section 40.30.15.5.C. and the requirements of Section 40.15 (Conditional Use). [ORD 4047; May 1999] [ORD 4224; August 2002]

20.05.50.

3. Minimum Yard Setbacks - continued

| | <u>RA</u> | <u>R10</u> | <u>R7</u> | <u>R5</u> | <u>R4</u> | <u>R3.5</u> | <u>R2</u> | <u>R1</u> |
|--|-----------|------------|-----------|-----------|-----------|-------------|-----------|-----------|
| C. Rear | | | | | | | | |
| 1. Dwelling or building [ORD 4038; March 1999] [ORD 4047; May 1999] [ORD 4107; May 2000] | 100 | 25 | 25 | 25 | 15 | 15 | 15 | 15 |
| 2. Garage [ORD 4038; March 1999] [ORD 4047; May 1999] [ORD 4107; May 2000] | 20 | 5 | 5 | 5 | 10* | 5 | 10 | 10 |
| 3. Garage with door elevation facing alley* [ORD 4107; May 2000] | n/a | n/a | n/a | n/a | 24 | 24 | 24 | 24 |

* If alley present, setback measured from garage door elevation to opposite side of the alley right of way or access easement line. [ORD 4047; May 1999] [ORD 4107; May 2000] [ORD 4224; August 2002]

D. Reductions to setback standards:

1. Dwellings constructed in the RA, R10, R7, R5, and R4 residential districts may be eligible for the following reduced setbacks, subject to approval of an application for Flexible Setbacks (See Section 40.30). (ORD 3249; May 1982) [ORD 4038; March 1999] [ORD 4107; May 2000] [ORD 4224; August 2002]
 - a. Front

| | <u>RA</u> | <u>R10</u> | <u>R7</u> | <u>R5</u> | <u>R4</u> |
|-------------------------|-----------|------------|-----------|-----------|-----------|
| 1) Dwelling or building | 10 | 10 | 10 | 10 | 10 |
| 2) Garage | 20 | 20 | 20 | 20 | 20 |
 - b. Side

| | | | | | |
|-------------------------|----|----|----|----|----|
| 1) Dwelling or building | 5 | 5 | 5 | 5 | 5 |
| 2) Garage | 20 | 20 | 20 | 20 | 20 |
 - c. Rear

| | | | | | |
|--|----|----|----|----|----|
| 1) Dwelling or building | 5 | 5 | 5 | 5 | 5 |
| 2) Garage | 20 | 20 | 20 | 20 | 20 |
| 3) Garage with door elevation facing alley* | 24 | 24 | 24 | 24 | 24 |

20.05.50.3.D.1. - continued

(*If alley present, measured from garage door elevation to opposite side of the alley right-of-way or access easement line.) [ORD 4107; May 2000] [ORD 4224; August 2002]

2. [ORD 4038; March 1999] Dwellings constructed in the R-3.5, R-2, and R-1 residential districts may be eligible for the following reduced setbacks, subject to application for Flexible Setbacks (See Section 40.30). [ORD 4224; August 2002]

| | | | |
|-----------------|-------------|-----------|-----------|
| a. Side* | <u>R3.5</u> | <u>R2</u> | <u>R1</u> |
| 1) First Story | 5 | 5 | 5 |
| 2) Second Story | 7 | 7 | 7 |

* Side yards shall not be reduced adjacent to any lower density district.

- E. Minimum spacing in feet between buildings on the same parcel or in the same development shall be 8 feet. [ORD 4047; May 1999] [ORD 4224; August 2002]
- F. Carports shall meet the same yard setbacks as the dwelling. (ORD 3739)

4. Maximum Building Height:
(in feet)

| | <u>RA</u> | <u>R10</u> | <u>R7</u> | <u>R5</u> | <u>R4</u> | <u>R3.5</u> | <u>R2</u> | <u>R1</u> |
|--|-----------|------------|-----------|-----------|-----------|-------------|-----------|-----------|
| A. Maximum Height without an Adjustment or Variance, except as provided in subsection B. below. (ORD 3587; Jan. 1988) [ORD 4047; May 1999] [ORD 4224; August 2002] | 30 | 30 | 30 | 30 | 40 | 30 | 35 | 60 |

The method of measuring building height for structures built under this section is set out in Chapter 90, Definitions.

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| | | | |
|----|--|-----------|-----------|
| B. | Maximum building height in feet without an Adjustment or Variance for buildings constructed on lots platted and/or annexed after January 1, 1988 that do not abut existing developed residential lots on two or more sides. (ORD 3587) [ORD 4224; August 2002] | <u>R7</u> | <u>R5</u> |
| | | 35 | 35 |

The method of measuring building height for structures built under this section is set out in Chapter 90, Definitions.

- C. The maximum height for wireless communication facilities inclusive of antennas in all residential zoning districts shall be eighty (80) feet. The maximum height for at-grade equipment shelters for wireless communication facilities in all residential zoning districts shall be twelve (12) feet. [ORD 4248; April 2003]

5. Open Space Requirements:

The total amount of the required open space, common recreation area, or both shall be within the parent parcel of the proposed development. The minimum common open space, common recreation area, or both is as follows:

| | | | |
|----|--|-----------|-----------|
| | | <u>R2</u> | <u>R1</u> |
| A. | Square feet per dwelling unit [ORD 4047; May 1999] [ORD 4112; June 2000] [ORD 4224; August 2002] | 600 | 300 |

20.05.55. Supplemental Development Requirements [ORD 4224; August 2002]

In addition to the site development requirements listed in Section 20.05.50, development in residential zoning districts shall be subject to the following supplemental development requirements:

1. Design Features:

All detached dwellings shall utilize at least two (2) of the following design features (ORD 3899) [ORD 4047; May 1999]:

- | | |
|--------------------------|---|
| A. dormers | K. off-sets on building face or roof (minimum 12) |
| B. recessed entries | L. a roof with a pitch greater than nominal 8:12 |
| C. cupolas | M. covered porch or entry with pillars or posts |
| D. bay or bow windows | N. garage set at least 10 feet behind the front face of the primary dwelling unit |
| E. tile or shake roof | |
| F. gables | |
| G. attached garage | |
| H. window shutters | |
| I. horizontal lap siding | |
| J. eaves (minimum 6) | |

- 2. Extension of Facilities.** [ORD 4061; September 1999] To provide for orderly development of the adjoining property or to provide an adequate grid of the City system, the City Engineer or designee shall require extension of water lines, sanitary and storm sewer lines through applicant's property to the property line of the adjoining or abutting property. Extension of streets shall conform to the requirements of Section 60.55 Transportation Facilities. Facilities required in accordance with this section shall be consistent with the acknowledged Comprehensive Plan. Where physical or topographic conditions make the extension of a facility or facilities impracticable, the City Engineer or designee may require a cash payment to the City in lieu of the extension of the facility or facilities, the amount of which shall be equal to the estimated cost of the extension(s) under more suitable conditions.

[ORD 4332; November 2004]

20.05.60 Required Minimum Residential Density [ORD 4046; May 1999]

New residential development in the RA, R10, R7, R5, R4, R3.5, R2, and R1 zoning districts must achieve at least the minimum density for the zoning district in which they are located. Projects proposed at less than the minimum density must demonstrate on a site plan or other means, how, in all aspects, future intensification of the site to the minimum density or greater can be achieved without an adjustment or variance. [ORD 4071; October 1999] If meeting the minimum density will require the submission and approval of an adjustment or variance application(s) above and beyond application(s) for adding new primary dwellings or land division of property, meeting minimum density shall not be required. [ORD 4111; June 2000] [ORD 4224; August 2002]

For the purposes of this section, new residential development shall mean intensification of the site by adding new primary dwelling(s) or land division of the property. New residential development is not intended to refer to additions to existing structures, rehabilitation, renovation, remodeling, or other building modifications or reconstruction of existing structures. [ORD 4224; August 2002]

Minimum residential density is calculated as follows: [ORD 4224; August 2002]

1. Refer to the definition of Acreage, Net. Multiply the net acreage by 0.80.
2. Divide the resulting number in step 1 by the minimum land area required per dwelling for the applicable zoning district to determine the minimum number of dwellings that must be built on the site.
3. If the resulting number in step 2 is not a whole number, the number is rounded to the nearest whole number as follows: If the decimal is equal to or greater than 0.5, then the number is rounded up to the nearest whole number. If the decimal is less than 0.5, then the number is rounded down to the nearest whole number.

